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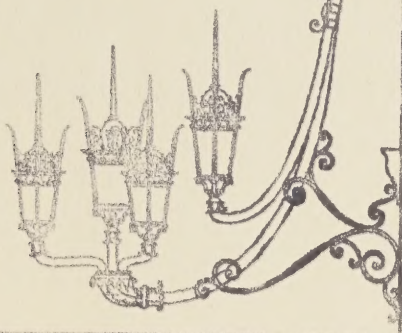


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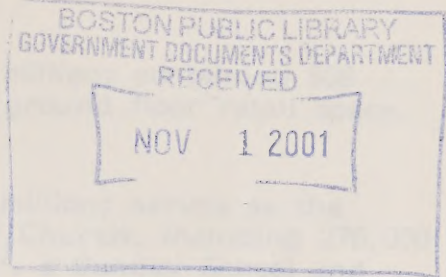
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A TOUR OF  
BOSTON'S DEVELOPMENT AND  
HISTORIC SITES

for the

Delegation for Derry and Galway, Ireland

9:00 A.M. - 12:00 P.M. -- Monday, October 5, 1987

Raymond L. Flynn, Mayor  
City of Boston

Stephen Coyle, Director  
Boston Redevelopment Authority





1. Colonnade.

- Church Park Apartments.
  - Completed in 1973 at a cost of \$19 million; containing 508 mixed-income residential units and ground floor retail space.
- Christian Science Center Complex.
  - Completed in 1974 at a cost of \$45 million; serves as the International Center for the Mother Church, including 270,000 sq. ft. in the Administration Tower, a Sunday School and publishing/administrative space for the Christian Science Monitor.
- Horticultural Hall (Landmark).
  - Constructed in 1901.
- Symphony Hall (Landmark).
  - Constructed in 1900; home of the Boston Pops and Boston Symphony Orchestra.
- Symphony East and West Housing Development.
  - A 404-unit mixed-income, 2-tower structure completed in 1980, at a cost of \$20 million, State Street Development Corporation, developer.

2. Huntington Avenue/Fenway Area.

- New England Conservatory of Music.
- Boston University Theatre.
- Northeastern University.
  - The largest private university in the United States with an enrollment of 45,000 students.
- Wentworth Institute (Engineering).
- Museum of Fine Arts.
  - Constructed in 1907. The MFA completed a \$10 million addition with 100,000 square feet to house galleries, an auditorium, and museum climate control facilities in 1983.
- Roxbury Community College.
  - Completed late 1975 as Boston State College at a cost of \$14 million; occupied by Roxbury Community College in 1982. Contains new classroom and office space and extensive renovation to existing facilities.



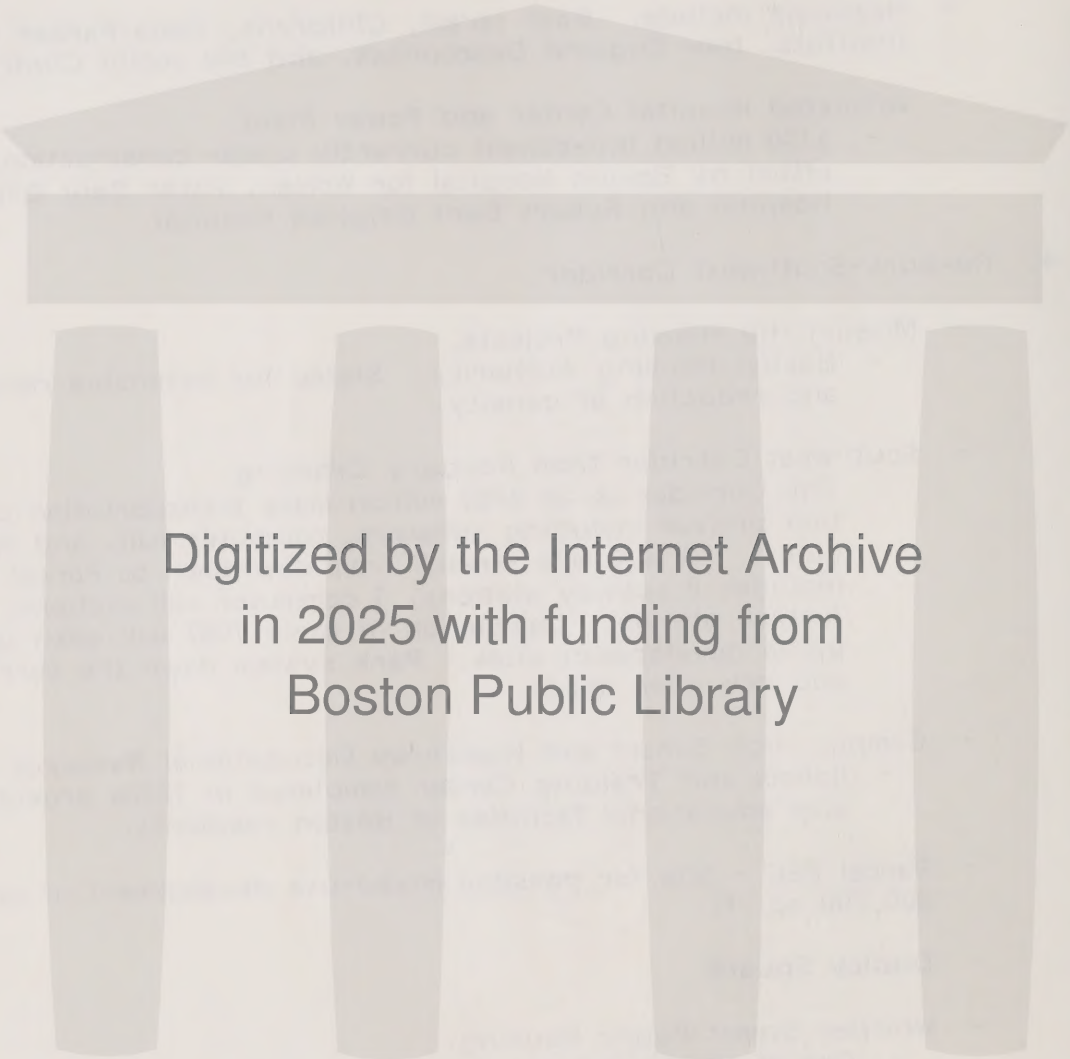


### 3. Medical Center Area.

- Harvard Medical School Library.
  - Completed in 1975 at a cost of \$11.4 million and housing the Harvard School of Public Health classrooms, offices and laboratories.
- Hospitals include: Beth Israel, Childrens, Dana Farber Cancer Institute, New England Deaconness, and the Joslin Clinic.
- Affiliated Hospital Center and Power Plant.
  - \$100 million investment currently under construction; combined effort by Boston Hospital for Women, Peter Bent Brigham Hospital and Robert Bent Brigham Hospital.

### 4. Roxbury-Southwest Corridor.

- Mission Hill Housing Projects.
  - Boston Housing Authority. Slated for extensive renovations and reduction of density.
- Southwest Corridor from Roxbury Crossing.
  - The Corridor is an \$800 million mass transportation construction project including subways, commuter rail, and Amtrak Lines. A 4.9 mile stretch from downtown to Forest Hills includes 8 subway stations, 3 commuter rail stations, and 1 Amtrak station. Completion in early 1987 will open up several prime development sites. Park system down the corridor will add new open space.
- Campus High School and Humphrey Occupational Resource Center.
  - School and Training Center completed in 1970s provide extensive educational facilities to Boston residents.
- Parcel P2C - Site for possible mixed-use development of up to 600,000 sq. ft.
- Dudley Square
- Whittier Street Public Housing.
  - One of the best Boston Housing Authority projects.
- Fountain Hill Square - Large (211,000 sq. ft.) housing site.
- Melnea Cass Boulevard.
  - Contains development sites for future projects. Parcels 8, 9, and 10 have a potential for 1 to 2 million square feet for mixed-use development.
- Parcel 18 and Parcel 22 of Southwest Corridor.
  - Prime development sites currently being planned. Parcel 18 will be a large mixed-use development of office, retail, parking, and possibly hotel uses adjacent to Ruggles Station. Parcel 22 will be mixed-income rental housing to be done by neighborhood community development corporations.



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- Madison Park Housing.
  - Completed in 1978-1980 by Roxbury Community Development Corporation and Marvin Gilmore.
- Parcel 16.
  - Tremont and Columbus Streets. Current site of low- and moderate-income housing using state rental subsidy program.

#### 5. South Cove - Chinatown

- Bay Village.
  - Inner city residential area substantially upgraded over the last 15 years.
- Mass. Pike Towers.
  - 420 units of mixed-income housing completed in 1973.
- Quincy and Don Bosco Schools.
  - Completed in 1970s.
- Tufts/New England Medical Center.
  - Multi-million dollar complex including Floating Hospital, Nutrition Research Center, and Tufts University Medical and Dental Schools. Complex contains over 3,800 employees on site.
- Chinatown.
  - Neighborhood on Kneeland Street Corridor.

#### 6. Leather District - South Station

- Wang Laboratories Building.
  - A 100,000 square foot building of over \$10 million to house new facilities for Wang computer operations.
- South Street rehabilitations.
  - Extensive remodeling of older manufacturing buildings to office uses - architects, designers, printing companies, engineering firms, and small businesses.
- South Station Intermodal Transportation Center.
  - Planned development of over \$200 million to include intermodal car/bus/rail transit center with office, hotel, and parking uses on air rights above. First phase underway.
- One Financial Center.
  - \$115+ million office building with over 1 million square feet of space. Completed in 1984. Developer: Rose Associates.
- Federal Reserve Bank of Boston.
  - Completed in 1977, this 1 million square foot tower was built at an investment of \$70 million.
- View of Financial District from Dewey Square.



## 7. Downtown-Central Business District

- Blue Cross/Blue Shield building (1976).
- 175 Federal Street (1977).
- 99 Bedford and Church Green renovations.
- 99 Summer St.
  - New 20-story 264,000 sq. ft. office building under construction by Bedford Kingston Realty Trust. \$40 million building to be completed in early 1987.
- Kingston/Bedford garage site.
  - Location of future development.
- Lafayette Place and Swisshotel (1985).
- One Franklin Place.
  - Combined new building and renovation of Kennedy's Department Store to a 400,000 sq. ft. office building. \$80 million development of Lincoln Properties to be completed in early 1987.
- 50 Milk Street (1981).
- Shawmut Bank Building (1968).
- Bank of Boston (1971).
- 160 Federal Street.
  - New office building and renovation of United Shoe Building under construction. \$90 million project totaling nearly 700,000 square feet of space. Meredith and Grew, developers.
- 155 Federal Street (1984).
- 101 Federal Street.
  - New building linked to renovation of 75 Federal St. 500,000 sq. ft. of new plus additional renovations. \$100 million project. Gorin/Himmell, developers.
- Post Office Square.
  - Planned underground parking garage and urban park development.
- One Post Office Square (1981).
- Meridian Hotel.
  - Renovation of old Federal Reserve Bank (1981).
- One Liberty Square building.
  - Renovation by Olympia and York, 1983.





- 99 State Street.
  - Future site of new 700,000 square foot office tower. Developers: Graham Gund and Harold Brown.
- Stock Exchange Place.
  - Rehab of 53 State with new 1 million sq. ft. tower. Olympia and York Developers. 1984.
- 60 State Street (1977).
- Bank of New England (1976).
- One Boston Place (1971).
- Devonshire Towers.
  - Mixed use building (1982).
- Broad Street.
  - Custom House District extensive renovations.
- International Place.
  - Redevelopment of Fort Hill Square Garage site block is currently under construction. The \$414 million development contains 5 office buildings with 1.5 million sq. ft. of office space and 70,000 square feet of retail uses as well as a parking garage. Tallest building is 46 stories. To be completed 1987 through 1989. Developer: Chiofaro Company. Architects: Burgee and Johnson.
- 145 High Street.
  - Proposed development site.
- State Street Bank (1966).
- 260 and 265 Franklin Street (1984 and 1985).
- 99 High Street (1971).

#### 8. Waterfront and North End.

- Waterfront renovations.
  - Russia Wharf, Harbor Plaza, 400 Atlantic Avenue. Early 1980s.
- Rows and Foster Wharfs.
  - Under construction. Mixed-use development by The Beacon Companies; Skidmore, Owings, Merrill, Architects. Office, hotel, retail, condominium, and ferry terminal uses. Development cost: \$150 million. Completion 1987.
- Harbor Towers.
  - 624 units of housing completed in 1973 for \$31 million.





- New England Aquarium.
  - \$15 million museum built in 1970s attracts over 1 million visitors per year.
- New England Telephone building renovation (1981).
- Marriott/Long Wharf Hotel.
  - 395-room hotel with retail and parking uses. \$45+ million. Completed in 1982. Mort Zuckerman, developer.
- Long Wharf reconstruction.
  - \$12 million renovation of wharf with public park and visitors center under construction. BRA developer. Sasaki Associates, architects.
- Marketplace Center.
  - 200 State Street. Office and retail building adjacent Quincy Market. Land leased by BRA to developer. To be completed in early 1986.
- Waterfront Park.
  - Completed in 1978. Joint BRA/state/federally funded park with access to waterfront.
- Commercial, Lewis, and Mercantile Wharves.
  - Conversion of waterfront warehouse buildings to 400 luxury apartments, condominiums, and retail uses in the 1970s. Investment of over \$12 million.
- Lewis Wharf.
  - Planned new mixed-use development of \$24 million. Office, retail, marina, docking, and walkways. Will include 25 low- and moderate-income housing units.
- Sargent's Wharf.
  - BRA-owned land. Planned \$38 million multi-use development of housing, office, retail, and parking uses. (300,000 square feet). Will include 36 low- and moderate income units.
- Union Wharf condominiums (1970s).
- Lincoln Wharf.
  - Planned low- and moderate-income housing uses.
- Battery Wharf.
  - Sale of lobster pier pending. Future development potential.
- Constitution Wharf.
  - Harbor viewing pier and harborwalk.
- View of Charlestown Navy Yard.
- North End Playground (1970s).
  - Recreational facilities and public skating rink.



9. North Station-Bulfinch Triangle.

- Extensive renovation of older buildings to modern commercial and possibly residential uses in 1980s. Portland and Canal Street with extensive activity.
- 101 Merrimac Street - Gorin.
- 200 Portland Street.
- North Station.
  - 3 development proposals for sports arena, office buildings, hotel, parking, and possible housing uses.
    - Delaware North/Lincoln Properties.
    - Rosalin Gorin.
    - Mass. Convention Center Authority.

10. North Congress Street to Faneuil Hall Marketplace.

- Remaining sites for development in Government Center include: Hurley Building Tower site, Government Center Garage addition, and Parcel 7.
- Blackstone block historic preservation.
  - Contains some of the oldest buildings in Boston including Union Oyster House. Bostonian Hotel added to block in 1981.
- Faneuil Hall Marketplace.
  - \$30 million of investment by the developer, James Rouse and BRA Federal urban renewal funds have turned three rows of 1825 market and warehouse facilities into an exciting retail/office complex capturing a new commercial market for Downtown Boston; center building completed in 1976, south building in 1977, and north building in 1978. Historic Faneuil Hall is the centerpiece for the old and the new Boston.

11. North Washington Street to Charlestown Navy Yard





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DERRY - BOSTON

October, 1987





## DELEGATES

Mr. John Hume, MP.MEP. Leader of the Social Democratic Labour Party. Member of Westminster Parliament and Member of European Parliament.

Mr. Tony Johnston, Faculty Co-Ordinator & Senior Lecturer, Business & Management, Magee College, University of Ulster. Tony is a member of the Marketing Institute of Ireland, has special interests in the development of the City of Derry through marketing. He is leader of the Derry/Boston team in the city and was responsible for the promotion of the Derry/Boston brochure.

Miss Kate Stewart, Lecturer in Marketing, Faculty of Business & Management, Magee College, University of Ulster. Kate is a member of the Marketing Institute. Since taking up her current position in Magee College she has produced a data bank which includes information on all the businesses in Derry. This year she launched Derry's first ever course in Marketing.

Mr. Seamus Mullan, Deputy Managing Director, Adria Ltd., Strabane, Co. Tyrone (distance - 14 miles from Derry). Seamus is Chairman of the Advisory Board for Advanced Further Education in the North-West. He is a member of the Regional Area Board for the Institute of Management. His special interest lies in job creation.

Mr. Paddy Doherty, Projects Director, North West Centre for Learning and Development, Bishop Street, Derry. Paddy is Director of an award winning charitable trust that has already completed major building reconstruction (commercial and residential) within the 17th Century city walls.

Mr. Colm Cavanagh, Director, NORIBIC, Asylum Road, Derry. Colm is Director of the Northern Ireland Business Innovation Centre, an organisation which is involved in encouraging and promoting innovative technology business.

Mr. Joe Cowan, Development Officer, Department of the Environment, Richmond Chambers, Derry. Joe is the DOE's Environment Development Officer for the city. The Department assists in the planning and development of commercial properties including providing financial assistance by way of the Urban Development Grant.



Mr. Glenn Barr, Director, Maydown Youth Training Project, Lisahally (distance - 5 miles from Derry). Glennie is Director of the Maydown Youth Training Project which has places for 200 young people. He is also Director of Ebrington Business Centre which houses and supports the development of a growing number of small businesses. He has a particular interest in the growth of Derry's industrial base through marketing.

Mr. Michael Black, Campsie Real Ltd., McClean Road, Eglinton (distance - 8 miles from Derry). Michael Black B.Sc.(C.Eng) Dip.Bus.Administration, property developer. Former speculative housebuilder now concentrating on leasing industrial and warehouse units. Current portfolio includes 42 units from 1,100 - 72,000 sq.ft. presently involved in splitting up a disused factory complex. Past President of Derry Jaycees. Director of NORIBIC. Council member of Chamber of Commerce. President Master Builders' Association.

Mr. John McGinnis, Ginnis Properties Ltd., 40 Main Street, Eglinton (8 miles from Derry). John is a private house developer in Derry for the past 10 years. Past President Derry Jaycees, Council member of Chamber of Commerce. Past Chairman of Master Builders' Association. Founder member of local Rotary Club. Chairman Private House Builders' Federation of N.I.

Mr. Des Harvey, Regional Officer, Industrial Development Board, Richmond Chambers, The Diamond, Derry. Des Harvey is the Manager of the IDB properties in the City of Derry. He is also responsible for local IDB public relations. He is a member of the North West Business Management Committee and DOE District Development Committee.

Mr. Joe Doherty, Senior Officer, Local Enterprise Development Unit, Shipquay Street, Derry. Joe Doherty is the Senior Officer of LEDU in Derry. His interests are in assisting job creation in Derry's small firms.

Mr. Bill Keys, Director, Euro Centre West, Springtown Industrial Estate. Bill Keys is Director of Euro Centre West and Springtown Training Centre. Euro Centre West is an organisation which supports the development of new business. Springtown Training Centre has 250 places available for the training of both youths and adults.







Mr. Anthony Jackson, F.C.A. Partner with Coopers & Lybrand, Chartered Accountants, 23 Clarendon Street, Derry. (Largest firm of accountants in Northern Ireland). Tony is Chairman of the Finance & General Purposes Committee, Western Education & Library Board and Junior Vice-President of the Londonderry Chamber of Commerce. He is also Council Member, Ulster Society of Chartered Accountants.

Mr. Louis Orange , B.Sc. (Econ.), Bank Manager, Bank of Ireland, P.O. Box 23, 15 Strand Road, Derry. Louis is Board Member of NORIBIC.

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